142.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,200 / 832,200
					USE VALUE:	832,200 / 832,200
					ASSESSED:	832,200 / 832,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHILL PAUL C
Owner 2:	CAHILL LINDA M
Owner 3:	
Street 1:	105 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,833 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2403 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4833.000	376,800	3,400	452,000	832,200
Total Card	0.111	376,800	3,400	452,000	832,200
Total Parcel	0.111	376,800	3,400	452,000	832,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.32 | /Parcel: 346.3

Legal Description

User Acct 92161

GIS Ref

GIS Ref

Insp Date 12/15/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0007-0006.0

!11044!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,800	3400	4,833.	452,000	832,200	832,200	Year End Roll	12/18/2019
2019	101	FV	285,500	3400	4,833.	423,700	712,600	712,600	Year End Roll	1/3/2019
2018	101	FV	285,500	3400	4,833.	350,300	639,200	639,200	Year End Roll	12/20/2017
2017	101	FV	285,500	3400	4,833.	322,000	610,900	610,900	Year End Roll	1/3/2017
2016	101	FV	285,500	3400	4,833.	293,800	582,700	582,700	Year End	1/4/2016
2015	101	FV	269,900	3400	4,833.	288,100	561,400	561,400	Year End Roll	12/11/2014
2014	101	FV	269,900	3400	4,833.	267,800	541,100	541,100	Year End Roll	12/16/2013
2013	101	FV	269,900	3400	4,833.	254,800	528,100	528,100		12/13/2012

PRINT

Date	Time
12/11/20	01:15:29

LAST REV

Date	Time
03/22/18	11:22:07
apro	
11044	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CABRAL ROBERT/E	27703-12		9/24/1997		242,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2002	19	Addition	91,000	C				16X24 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	336	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
1/22/2000	Inspected	263	PATRIOT
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4833		Sq. Ft.	Site		0	80.	1.17	9									451,994						452,000	

Total AC/HA:	0.11095	Total SF/SM:	4833	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	451,994	Spl Credit		Total:	452,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	s		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15529346
Const Adj.:	0.99989998
Adj $ / SQ:	150.173
Other Features:	92550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462923
Depreciation:	86104
Depreciated Total:	376819

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

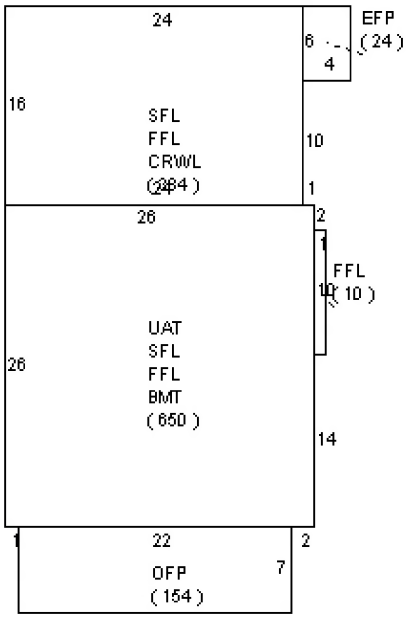
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.17
Special Features:	0	Val/Su Net:	109.12
Final Total:	376800	Val/Su SzAd	181.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	150.170	156,781
SFL	Second Floor	1,034	150.170	155,279
BMT	Basement	650	52.260	33,969
CRWL	Crawl Space	384	22.530	8,650
UAT	Upper Attic	163	60.070	9,761
OFP	Open Porch	154	27.210	4,191
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	3,453	Total:	370,373
Size Ad	2078	Gross Are	3940	FinArea 2403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400